

## RESOURCE DOCUMENT 2: INFRASTRUCTURE AND SERVICES

### Gallatin County Growth Policy “A Shared Vision for a New Century”

#### 2.2.5 Community Development:

Providing services and policies to guide growth and development while ensuring public health and welfare is a primary concern of local government. Public services monitoring and planning for community development in Gallatin County include municipal and county planning agencies, floodplain administration and an airport influence area surrounding Gallatin Field. These services are implemented in order to accommodate the large population increase in Gallatin County while providing reasonable measures to safeguard the public health, safety and welfare.

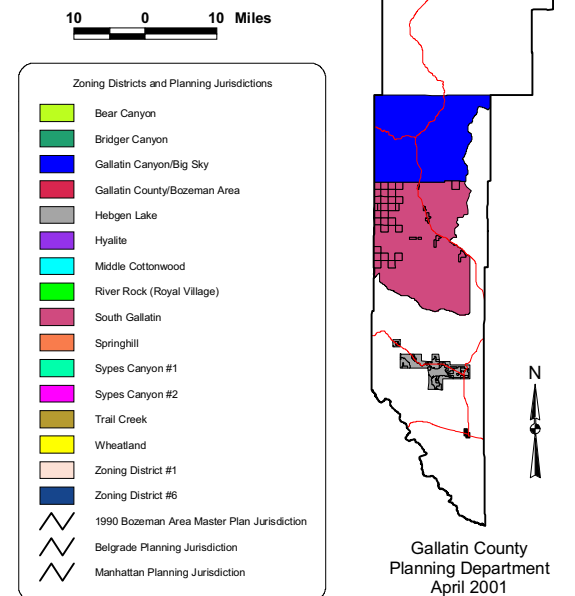
##### 2.2.5.A County Planning and Zoning:

The Gallatin County Planning Department provides services related to subdivision review, land use permits, zoning districts and long-range planning. As part of the long-range planning process, directed by the Gallatin County Planning Board, this “Growth Policy” has been developed to describe current conditions within the county and set forth policies to guide future change and development. Other long-range planning services include participation in Bozeman area transportation planning through membership in the Bozeman Area Transportation Coordinating Committee. In addition to the County Planning Department, Bozeman, Belgrade, Manhattan, Three Forks and West Yellowstone provide municipal planning services related to land use development and zoning practices. Belgrade and Manhattan’s planning and zoning services extend beyond their respective municipal limits to include extraterritorial areas.

Currently, the Gallatin County Planning Department manages 16 zoning districts throughout the county. Each zoning district is designed according to either the comprehensive county growth policy or a localized development plan, and includes general guidelines to:

- Lessen congestion in the streets
- Secure safety from fire, panic and other dangers

#### Zoning Districts and Planning Jurisdictions in Gallatin County



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- Promote health and general welfare
- Prevent overcrowding of land and population
- Provide adequate light and air
- Facilitate adequate infrastructure, schools, parks and other public requirements

The most recently adopted zoning districts, Middle Cottonwood and Gallatin County/Bozeman Area, are under the jurisdiction of the County Planning Board, while the older districts are under the jurisdiction of the County Planning & Zoning Commission.

Gallatin County Zoning Districts		
Zoning District	Size (acres)*	Date Created
Bear Canyon	1,320	1985
Bridger Canyon	51,440	1971
Gallatin Canyon/Big Sky	104,320	1990
Hebgen Lake	10,880	1975
Hyalite	3,920	1970
Middle Cottonwood	9,920	1996
River Rock	310	1978
South Gallatin	135,000	1975
Springhill	19,360	1990
Sypes Canyon No. 1	120	1979
Sypes Canyon No. 2	80	1979
Trail Creek	8,960	1990
Wheatland	63	1979
Zoning District No. 1	640	1970
Zoning District No. 6	370	1979
Gallatin County/Bozeman Area Zoning District	27,000	1999**

\*Approximate calculation.

\*\*Previously Bozeman extraterritorial zoning.

#### ***Organization:***

Gallatin County Planning Board:

An eleven-member volunteer board that provides advisory recommendations to the County Commission regarding planning issues and directs growth policy development

Gallatin County Planning Director:

Oversees the operation of the Gallatin County Planning Department and is appointed as the Floodplain Administrator by the Gallatin County Commission

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#### **2.2.5.B Floodplain Administration**

Floodplain administration in Gallatin County is provided as a service to ensure the public health and safety, minimize losses and hazards due to flooding, and promote wise land use within river floodplains. In order to accomplish this goal, Gallatin County adopted floodplain regulations and appointed a Floodplain Administrator to manage the Floodplain Regulation. The regulation is designed to determine appropriate procedures, land-use activities and development within identified 100-year floodplains. Purposes of the Floodplain Regulation include, but are not limited to:

- Restricting uses which are dangerous to health, safety or property in times of flood.
- Requiring that vulnerable uses are provided with flood protection at initial construction
- Identifying lands unsuitable for development due to flood hazard
- Minimizing need for rescue and relief efforts caused by flooding
- Ensuring potential buyers are notified that property is within a 100-year floodplain and subject to the Floodplain Regulation.

#### ***Organization:***

Floodplain Administrator:

Appointed by the Gallatin County Commission, the Gallatin County Planning Director is the Floodplain Administrator. The Administrator reviews floodplain development permit applications and enforces and administers the requirements of the Floodplain Regulation.

#### **2.2.5.C Airport Influence Area:**

The Airport Influence Area was created by a Gallatin County Commission resolution to provide for the health, safety and welfare of the public by regulating noise sensitive land uses and the height of structures and trees in a defined area surrounding Gallatin Field. Gallatin County maintains an airport influence area map, land use regulation and permitting system administered by a board of adjustments and an administrator. The purposes of the Airport Influence Area are to protect the lives and property of airport users and resident land owners by:

- Restricting or prohibiting uses which endanger airport users or persons and property in the vicinity of Gallatin Field
- Designating an influence area within which no damages may be recovered if caused by noise and vibration from normal airport activity
- Developing guidelines for noise sensitive land use

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#### ***Organization:***

Airport Influence Area Administrative Officer: Appointed by the Gallatin County Commission, the Administrative Officer supports the Board of Airport Hazard Adjustment and administers and interprets the Gallatin Field Airport Influence Area Resolution

Board of Airport Hazard Adjustment: Appointed by the Gallatin County Commission, the board adopts procedures to administer the provisions of the Airport Influence area, decides appeals and authorizes variance from the influence area regulation

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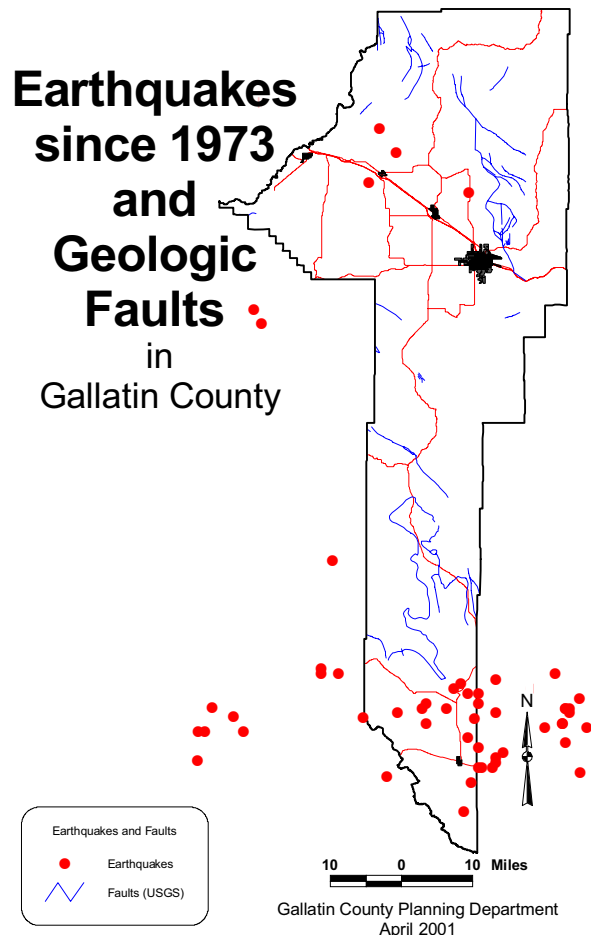
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#### 2.3 HAZARDS

A variety of natural and man-made hazard areas can be found throughout Gallatin County. In order to ensure safe development and identify potential hazards, this section describes existing seismic fault lines in addition to identification of federal and state Superfund sites and mine reclamation priority sites in Gallatin County. The Universal Building Code classifies most of Gallatin County as Seismic Zone 3 and the area surrounding Hebgen Lake as Zone 4. This rating requires the use of specific construction methods and materials to compensate for the high susceptibility to seismic activity in Gallatin County.

The federal and state Superfund laws apply to sites where a release or a threat of release of a hazardous substance exists. Many sites in Montana include areas that have been used for mining, smelting, railroad fueling, petroleum refining, wood treating, land filling and chemical manufacturing. Sites where these activities occurred may have contaminated air, surface water, groundwater, sediments or soils. In 1980, Congress enacted the federal Superfund program to address the nation's most contaminated sites. In 1989, the Montana Legislature passed a state Superfund program for the investigation and cleanup of hazardous sites not addressed by the federal law.<sup>12</sup> The Montana Department of Environmental Quality is responsible for administering investigation and cleanup of state sites, and works closely with the Environmental Protection Agency at federal Sites.



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<sup>12</sup> Montana Department of Environmental Quality

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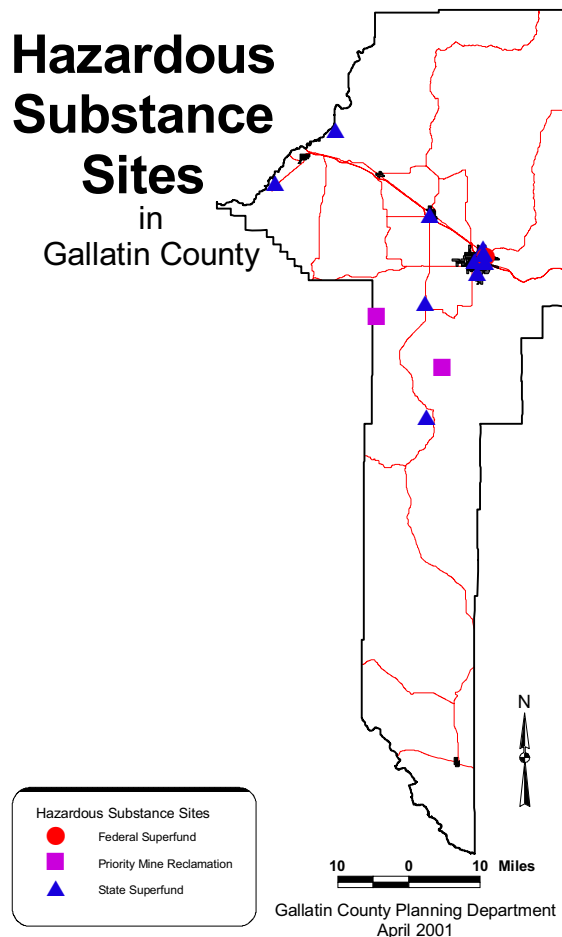
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#### *Federal Superfund sites in Gallatin County:<sup>13</sup>*

**Idaho Pole:** Idaho Pole consists of about 50 acres on North Wallace at the confluence of Rocky and Bozeman Creeks. This is an active wood treating site that has been in operation since 1946. Contamination of oily wood treating fluid has spread to soils, groundwater and surface water—two wells have been contaminated. Cleanup began in 1995 and is expected to take 10 years.

#### *State Superfund sites in Gallatin County:*

**Bozeman Old City Land Fill:** Located north of Griffith Drive and just east of the East Gallatin Recreation Area, the Bozeman Old City Land Fill is an inactive 30 acre landfill that operated from 1962 to 1970. No significant contamination has been found on the site, but DEQ recommends continued sampling.



**Bozeman Solvent Site:** The Bozeman Solvent Site is located in the commercial and residential area surrounding the Buttrey's Shopping Center. Groundwater in the area was contaminated with chlorinated solvents due to septic system, sewer line failure. DEQ is directing well sampling, cleanup of contaminated sewer line soil and assurance of safe drinking water.

**CMC Asbestos in Bozeman:** This is an inactive ore loading depot operated from 1953 to 1973, and a salvage/recycling business operated from 1965 to 1988. It is located at the old train depot just west of Lindley Park in Bozeman. Asbestos, petroleum compounds and metal contamination were found in onsite soils. Initial action was taken in 1992 and final cleanup is planned in the near future.

**CMC Asbestos North of Gallatin Gateway:** This is a 38 acre railroad facility that operated from 1927 to 1978. Asbestos was identified on-site and cleanup was conducted in 1992 and 1995. DEQ declared the site “no further action.”

<sup>13</sup> All information on federal & state superfund sites, and priority mine reclamation sites was provided by the Montana Department of Environmental Quality Remediation Division.

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**Davis Post Yard in Willow Creek:** Davis Post Yard is a one acre wood treating facility operated from the 1950s to 1960s. Wood treating compounds were found to contaminate liquid and soil in and around a treating tank. The site is fenced and covered.

**Developmental Technology in Bozeman:** Located at 1410 North Rouse, this is an old electroplating operation that closed in 1976. In 1977 all hazardous waste was removed from the site, but additional tests may be needed to declare the site needs “no further action.”

**Ideal Basic Industry in Trident:** Operating since 1936, this cement processing plant is still active. Cement dust containing metals was reportedly placed in an on-site landfill. Investigations found no evidence of contamination or asbestos.

**Karst Asbestos Mine:** Operating from the 1890s to 1976, asbestos was confirmed at this site in 1990. Inaccessibility is hampering cleanup spearheaded by the U.S. Forest Service.

**Mercer Post Plant in Bozeman:** Located at 2001 North Rouse, this wood treating facility operated from 1971 to 1974. There is no visible evidence of contamination, but further testing will be necessary to confirm that “no further action” is needed.

**Pine Tree Timber in Belgrade:** Located on West Madison Avenue, this was a wood treating facility from 1986 to 1991. On-site soils have been found to be contaminated with wood treating compounds. Compounds were found in a down slope well, DEQ has required further sampling. Voluntary cleanup began in 1995.

**Summit-Dana Ltd. In Bozeman:** An electronics manufacturing facility, Summit-Dana Ltd. is located at 2311 South 7<sup>th</sup> Ave. On-site barrels stored hazardous waste, but have been removed. Additional site history and sampling may be needed before this site can be declared “no further action.”

#### ***Priority Mine Reclamation Sites:***

**Thumper Mica:** This is an old mica mine located on public land north of Squaw Creek and northeast of Spire Rock.

**Elk Creek Corundum:** A corundum mine located on private land several miles southwest of Gallatin Gateway adjacent to the Gallatin/Madison County Line south of Ruby Mountain.

**Karst Asbestos:** This site is described in detail under the state superfund sites.